

GREATER IMPERIAL BOARD

Board of Directors Meeting Minutes

April 28, 2016

approved

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GIB OFFICERS PRESENT: Judie M. Gibbs, Vice President; Martha Meyers, Treasurer; Kris Russo, Secretary. Tom Harruff, President was absent.

BOARD MEMBERS PRESENT

Abbey on the Lake	Chauncey Brothers
Bermuda Greens	Steven Smith
Castlewood	Bill Gotschall
Charleston Square	Marge Williamson
IG Estates	Dan Castaldini
Golf Club	
Imperial Gardens	Judie Gibbs
The Island	Tony Manes
Manors of Regal Lake	
Park Place	Charles Yates
Park Place West	
Wedgefield	
Westgate	Joe Lawler
Weybridge	Kristine Russo

OTHERS PRESENT: Mickey Sudut, Community Manager representing Sandcastle Community Management.

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CALL TO ORDER AND DETERMINATION OF QUORUM - A quorum of the Board being established the meeting was called to order at 2:00 p.m. by Vice President, Judie Gibbs. Tom Harruff, President was absent.

PROOF OF NOTICE -The notice of the meeting was posted according to the Florida Statutes.

SECRETARY REPORT / DISPOSAL OF PREVIOUS MINUTES -

Motion made by Charlie Yates to approve the minutes of March 24, 2016 as presented. Second by Tony Manes. All in favor. Motion approved unanimously.

OFFICERS AND COMMITTEE REPORTS -

Judie Gibbs, Vice President conducted the meeting as Tom Harruff was absent due to an illness in his family.

President's Report - Judie Gibbs presented Tom Harruff's report submitted by Tom

There are two most important items for this report:

1 - The transfer of Access Control at our gate from Universal Protection to Ramco Protective effective 11:59 PM April 14th. Dan has more information regarding the transfer as he was at the gate house at the transfer and for the days following. Ramco has had additional personnel in the gate house for the day time shift since the transfer to help facilitate the movement of personnel through the gate. There have been some timing issues at the gate but things are smoothing out.

Additionally they have implemented new software at the gate including the visitor call in system and the on line update of your authorized visitors through www.gateaccess.net. You can update your authorized visitor list from your home computer, your phone or other device using your primary phone number and five digit PIN issued by the Property Manager's office. You can add multiple authorized phone numbers to allow members of your house hold to authorize visitors. The options have changed so keep and follow the written notice that you received. Anne and I have used the capability and it works well. We will have to redistribute our PIN numbers to all of our members just to be sure that they can use this capability.

2 – Dan, Mark, Judie and I were with Collier County Planning and others at a 30% design review of their project to replace the water main from US 41 to the four way stop. Many of you have seen the surveyors along the Boulevard and that is part of their engineering effort. There will be additional meetings in May or June when they are at a 90% design point. All of the GIB Directors will be invited to Information planning meetings later this year. The project schedule is not firm but work is expected to begin late this year and the entire project could be 7 to 8 month long with some impact on internal traffic. We will work with the GIB to stay informed about the project and to keep our members informed about possible impacts as the planning efforts are finalized.

Treasurer's Report – Martha Meyers – (Vice President Gibbs presented the report the board in Martha's absence)

GREATER IMPERIAL BOARD, INC - Treasurers Summary Report for March, 2016 – GIB Mtg. 4/28/16

Income and Expense Statement as of 3/31/16:

Total Operating Income for March over budget by \$224.92 due to increased gate opener income. YTD income is \$1,733.75 over budget. There are still 3 associations (as of the end of March) that are past due: Park Place, The Racquet Club and Weybridge.

Total Operating Expenses for March are under budget by \$20,674.30 due to over \$15,000 of unpaid gate access control bills which will be paid in April; and the fact that the pooled reserves were being 'expensed' on a quarterly vs monthly basis. You'll note that the YTD pooled reserve item has no variance. The YTD expense variance is a combination of 2015 landscape projects paid for in 2016, and the timing of the gate access control during the switch from Universal to Ramco. All should be corrected by the end of April.

Balance Sheet Items as of 3/31/16:

1. Operations Checking Account: Cash for Operations	\$27,837.68
2. Cash for Reserves Balance:	\$355,362.59
3. Other Assets, incl. Accts Rec and Prepaids:	<u>\$ 3,393.08</u>
4. Total Current Assets:	\$392,362.56
5. Owner's Equity	\$36,669.72
6. Current Liabilities	\$330.25
7. Replacement Reserve Prior	<u>\$355,362.59</u>
8. Total Equity	\$392,362.56

Balance Sheet Discussion: We have adequate cash on hand to meet our monthly bills.

Manager's Report – Mickey Sudut, Community Manager

THE GATE ACTIVITY 2016

MONTH	RESIDENTS	VISITORS	TOTAL
January	94844	29459	124303
February	61464	28086	89732
March	63094	32628	95722
April		31858	

- Due to the new system the numbers for the residents vs visitors was unavailable for this report

Gatehouse Report –

- Per the post orders, there is to be no vendors working on Sundays.
- There was an incident discussed on the golf course construction crew coming through the gate on Sunday.
- There are still hiccups in the time it takes to get through the gate. The owners need to be made aware that they need to get onto the Ramco provided web-site to make sure that their guest lists are accurate.
- Dan Castaldini went up to the gate house several times over the past week to find that the lines were so long due to Ramco trying to do everything perfectly. In the meantime there needs to be some temporary approvals to allow for the guards to allow vendors and guest through the gate without taking the time to input them into the system until the system has been perfected.
- **Motion made by Secretary, Kris Russo to temporarily allow the guards to let anyone with a 30 day pass be waived through the gate until this issue can be discussed again at the May Board meeting. Steven Smith seconded. Motion passed 10-0 in favor.**
- The windshield tags and wands can be purchased at Sandcastle Community Management from 8:00 a.m. until 4:30 p.m. 9150 Galleria Court, Suite 201, Naples, FL 34109. Sandcastle's office can be reached by calling Beverly at 239-596-7200.

COMMITTEE REPORTS -

Beautification Committee – Anne Harruff (Judie Gibbs provided Anne's report)

- The entranceway plantings will be done soon.
- All landscape projects on the boulevard will be held off until the water main project has been completed.
- **Charlie Yates accepted the Beautification Committee report as presented. Dan Castaldini seconded. Motion passed 10-0 in favor.**

OLD BUSINESS –

- No new business to discuss

NEW BUSINESS –

- Charlie Yates discussed CSI and their ability to negotiate the cable contract for individual associations.
- If other community boards are interested in speaking with CSI they should call Mr. Eric Cole at 239-293-5900.

OTHER ITEMS TO DISCUSS –

- The board needs to follow up at the May meeting how to address the pin numbers upon the sale of a home.
- Judie Gibbs stated that she would have a card available for Mr. Fick at the May meeting for all to sign.

NEXT MEETING –

- May 26, 2016 at the Imperial Golf Club House at 2:00 pm

ADJOURNMENT –

- There being no other business to discuss the meeting was properly adjourned at 3:00 p.m.